



93 Balingup-Nannup Road, BALINGUP, WA 6253

BEAUTIFUL ACREAGE IN BALINGUP – PRIME PROPERTY, SPECTACULAR SCENERY

17.81 hectares, 44.00 acres

Occupying 44.3* beautiful acres set within a glorious, rolling landscape, 'Jarrahmah' lies just 2* km from Balingup and showcases breath-taking, panoramic views across the exquisite Blackwood River valley and surrounding hills.

Leaving behind Balingup-Nannup Road, a long, gravel driveway gradually climbs past a productive mixed olive grove, an orchard, numerous striking granite outcrops and lovely natural stands of jarrah, marri bushland.

The thoughtfully-designed, north-facing timber and iron homestead enjoys a central, elevated position on the lot where it frames and celebrates the heavenly 360-degree vistas.

RESIDENCE

- 5 bedrooms, 2 bathrooms

TYPE: For Sale

INTERNET ID: 300P192152

SALE DETAILS

Offers Over \$1,699,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Expansive views throughout
- Restrained, open-concept design
- High quality wooden cabinetry and finishes
- Lovely, serene lounge area with soaring vaulted ceilings
- Vast, double-opening glass doors and full-height windows
- Beautiful hardwood floorboards, sheoak kitchen cabinetry
- Sizeable wood stove on tiled hearth
- Immaculate kitchen, walk-in pantry, dishwasher
- Stunning primary bedroom, with double doors opening onto deck
- Built-in wardrobes, ensuite bathroom
- Spacious secondary bedrooms, all with glass doors
- Family bathroom with bath, separate shower
- Additional gas cooktop and lockable internal doors may facilitate potential future Air BNB use*
- Ducted and reverse cycle air conditioning
- Ceiling fans

EXTERIOR FEATURES

- Seamless indoor, outdoor daily living
- Vast gabled entertaining terrace
- Incredible multi-sided deck
- Fenced, naturalistic house garden
- Practical, under-house spaces
- Insulated storeroom
- Mains power underground lines from boundary
- Solar panels
- Back-up generator
- Two* hot water systems
- Septic system, leach drain

GROUNDS

- Three* rainwater tanks
- Two* small sheds
- Excellent chocolate loam soil
- Fenced, mixed varietal olive grove

- Around 80* olive trees, planted across 1.25* acres
- Productive 'fruit salad' orchard
- Established, fenced vegie patch and chicken run
- Three* paddocks â## currently running 200* agisted sheep
- Granite outcrops

Viewing is strictly by private appointment only.

Shire of Donnybrook Balingup Rates 2025/26: \$1,908.00*

Zoning: General Agriculture

For further information and to arrange your private viewing, please contact:

Angela Murphy 0438 310 315 angela.murphy@elders.com.au

Buyers Note: All measurements and dollar amounts are approximate only and generally marked with an asterix (*) for reference. Any boundaries marked on images are offered as a guideline only.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.

- Land Area 17.806168 hectares
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

Bedrooms	5
Bathrooms	2







